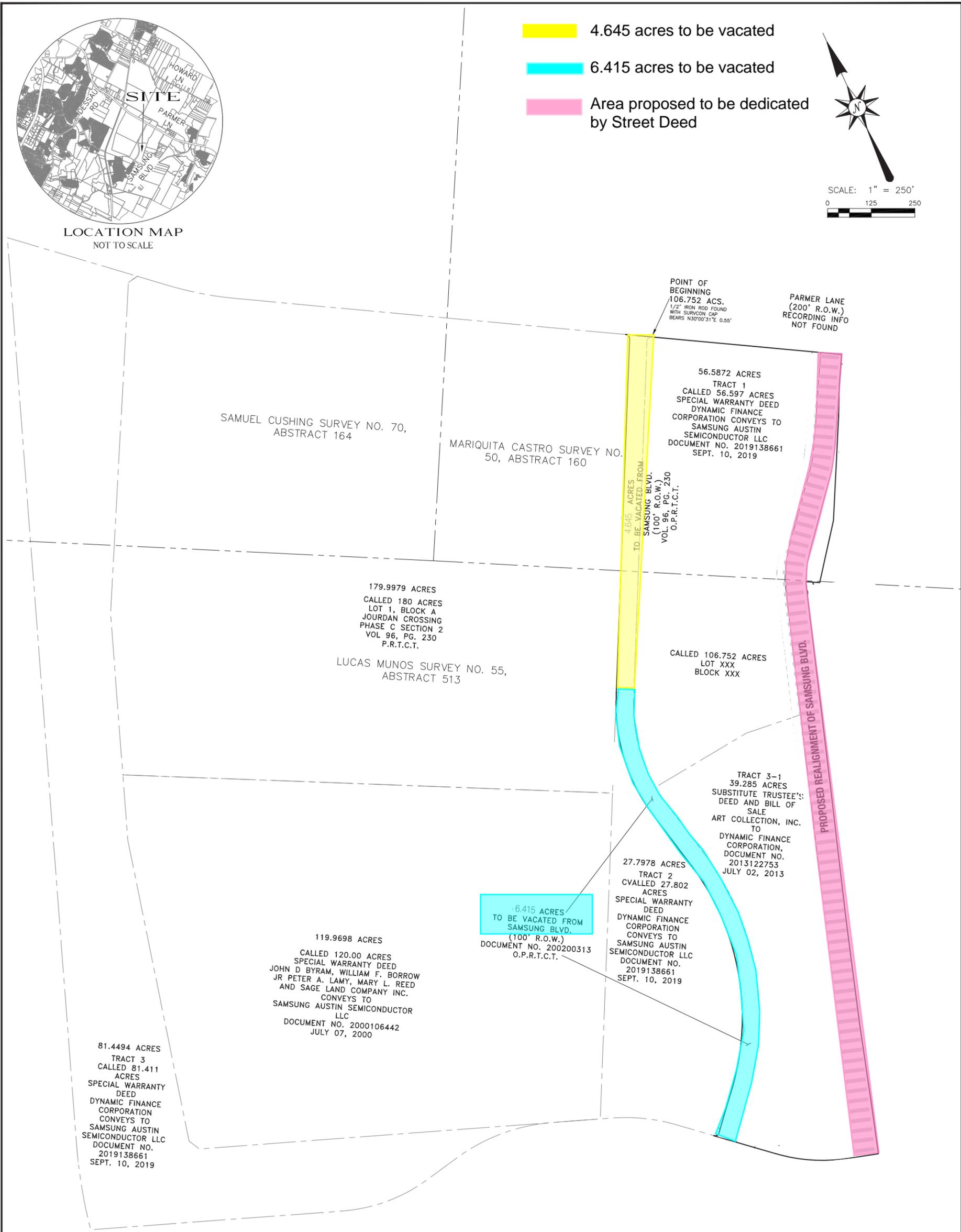




LOCATION MAP  
NOT TO SCALE

- 4.645 acres to be vacated
- 6.415 acres to be vacated
- Area proposed to be dedicated by Street Deed



SAMUEL CUSHING SURVEY NO. 70,  
ABSTRACT 164

MARIQUITA CASTRO SURVEY NO. 50,  
ABSTRACT 160

179.9979 ACRES  
CALLED 180 ACRES  
LOT 1, BLOCK A  
JOURDAN CROSSING  
PHASE C SECTION 2  
VOL 96, PG. 230  
P.R.T.C.T.  
  
LUCAS MUNOS SURVEY NO. 55,  
ABSTRACT 513

POINT OF BEGINNING  
106.752 ACS.  
1/2" IRON ROD FOUND  
WITH SURVEYOR CAP  
BEARS N30°00'31"E 0.55'

PARMER LANE  
(200' R.O.W.)  
RECORDING INFO  
NOT FOUND

56.5872 ACRES  
TRACT 1  
CALLED 56.597 ACRES  
SPECIAL WARRANTY DEED  
DYNAMIC FINANCE  
CORPORATION CONVEYS TO  
SAMSUNG AUSTIN  
SEMICONDUCTOR LLC  
DOCUMENT NO. 2019138661  
SEPT. 10, 2019

4.645 ACRES  
TO BE VACATED FROM  
SAMSUNG BLVD.  
(100' R.O.W.)  
VOL. 96, PG. 230  
O.P.R.T.C.T.

CALLED 106.752 ACRES  
LOT XXX  
BLOCK XXX

TRACT 3-1  
39.285 ACRES  
SUBSTITUTE TRUSTEE'S  
DEED AND BILL OF  
SALE  
ART COLLECTION, INC.  
TO  
DYNAMIC FINANCE  
CORPORATION,  
DOCUMENT NO.  
2013122753  
JULY 02, 2013

6.415 ACRES  
TO BE VACATED FROM  
SAMSUNG BLVD.  
(100' R.O.W.)  
DOCUMENT NO. 200200313  
O.P.R.T.C.T.

27.7978 ACRES  
TRACT 2  
CALLED 27.802  
ACRES  
SPECIAL WARRANTY  
DEED  
DYNAMIC FINANCE  
CORPORATION  
CONVEYS TO  
SAMSUNG AUSTIN  
SEMICONDUCTOR LLC  
DOCUMENT NO.  
2019138661  
SEPT. 10, 2019

119.9698 ACRES  
CALLED 120.00 ACRES  
SPECIAL WARRANTY DEED  
JOHN D BYRAM, WILLIAM F. BORROW  
JR PETER A. LAMY, MARY L. REED  
AND SAGE LAND COMPANY INC.  
CONVEYS TO  
SAMSUNG AUSTIN SEMICONDUCTOR  
LLC  
DOCUMENT NO. 2000106442  
JULY 07, 2000

81.4494 ACRES  
TRACT 3  
CALLED 81.411  
ACRES  
SPECIAL WARRANTY  
DEED  
DYNAMIC FINANCE  
CORPORATION  
CONVEYS TO  
SAMSUNG AUSTIN  
SEMICONDUCTOR LLC  
DOCUMENT NO.  
2019138661  
SEPT. 10, 2019

PROPOSED REALIGNMENT OF SAMSUNG BLVD.

TBPLS Firm No. 10193726

DR.	RG	CH.	AY	DATE
P.M.	RG			
CAD FILE: ATWELL S&T PLAN EXHIBIT 106.752 ACRES.DWG				
JOB: 20003531				
SHEET NO. <b>1 OF 1</b>				
REVISIONS				

**PROPOSED REALIGNMENT OF SAMSUNG BLVD.**

EXHIBIT "A"

Page 1 of 3  
Samsung Boulevard Right-of-Way Vacation

**DESCRIPTION FOR VACATION OF SAMSUNG BOULEVARD RIGHT-OF-WAY**

A 4.645 acre (202,323 square feet), tract of land, lying within the Mariquita Castro Survey No. 50, Abstract 160 and the Lucas Munos Survey No. 55, Abstract 513, Travis County, Texas, and being all of Samsung Boulevard as dedicated in Final Plat for Jourdan Crossing Phase C Section 2, a subdivision recorded in Volume 96, Page 230, Plat Records of Travis County, Texas, described as follows:

**BEGINNING** at the most easterly northwestern corner of a called 56.597 acre tract (Tract 1) as described in a Special Warranty Deed, dated September 10, 2019 to Samsung Austin Semiconductor LLC, recorded in Document No. 2019138661, of the Official Public Records of Travis County, Texas, being the easterly right-of-way line of said Samsung Boulevard (100' Right-Of-Way), and also being on the southern right-of-way of Parmer Lane (200' wide Right- Of-Way), from which a 1/2-inch iron rod with cap stamped "SURVCON INC" found, bears, N30°00'31"E a distance of 0.55 feet, (Grid Coordinates: N=10,110,704.47, E=3,148,432.85);

**THENCE**, with the west line of said 56.597 acre tract and the east right of way line of said Samsung Boulevard, the following two (2) courses and distances;

1. Along a curve to the left, an arc distance of 40.29 feet, having a radius of 25.00 feet, a central angle of 92°20'18", and a chord which bears S73°31'51"W, a distance of 36.07 feet to a iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 644.75 feet;
2. S26°51'48"W, a distance of 1991.79 feet to an iron rod found, having an NAVD 88 elevation of 664.41 feet, at the southeast corner of said Samsung Boulevard, being the northeastern corner of Pioneer Crossing East Section One, Samsung Boulevard, a subdivision recorded in Document No. 200200313, Official Public Records of Travis County, Texas;

**THENCE**, with a southern line of said Jourdan Crossing Phase C, Section 2 and the northern line of said Pioneer Crossing East Section One, Samsung Boulevard, N63°07'33"W, a distance of 100.00 feet to a 60d nail found, having an NAVD 88 elevation of 665.28 feet, being the southwestern corner of said Samsung Boulevard, the northwestern corner of said Pioneer Crossing East Section One, Samsung Boulevard, and being on the eastern line of Lot 1, Block A of said Final Plat for Jourdan Crossing Phase C, Section 2;

**THENCE**, with the eastern line of said Lot 1, Block A and the western right-of-way line of Samsung Boulevard, the following two (2) courses and distances;

1. N26°51'48"E, a distance of 2000.00 feet to iron rod with cap stamped "BAKER AIKLEN ASSOC CEDAR PARK TEXAS" found, having an NAVD 88 elevation of 645.09 feet, at a point of curvature to the left;
2. Along said curve to the left, an arc distance of 37.71 feet, having a radius of 25.00 feet, a central angle of 26°25'44", and a chord which bears N16°48'38"W, a distance of 34.24 feet to a iron rod found, having an NAVD 88 elevation of 645.83 feet, for the northernmost northeastern corner of said Lot 1, also being in the southern right-of-way line of Parmer Lane (200' wide Right- Of-Way);

EXHIBIT "A"

Page 2 of 3  
Samsung Boulevard Right-of-Way Vacation

**THENCE, S59°59'29"E**, with the northern line of said Samsung Boulevard as dedicated in Final Plat for Jourdan Crossing Phase CS Section 2 and the southern right-of-way line of said Parmer Lane, a distance of 150.10 feet to the **POINT OF BEGINNING**;

Containing 4.645 acre (202,323 square feet), more or less.

Bearings are based on the Texas State Plane Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83), 2011 Adjustment. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a combined adjustment factor of 1.00010 exactly.

I hereby certify that this boundary description represents the results of a survey made on the ground October 20 of 2020. This description is accompanied by a separate plat of even date.

Robert J. Gertson, RPLS  
Texas Registration No. 6367  
Atwell, LLC  
3815 Capital of Texas Highway, Suite 300  
Austin, Texas 78704  
Ph. 512-904-0505  
TBPLS Firm No. 10193726

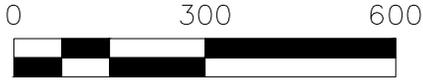


11/13/20

FIELD NOTES REVIEWED  
BY [Signature] DATE: 12/16/20  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT



SCALE: 1" = 300'



PARMER LANE  
(200' R.O.W.)  
RECORDING INFO  
NOT FOUND

L=37.71'  
R=25.00'  
 $\Delta=86^{\circ}25'44''$   
CB=N16°48'38"W  
CD=34.24'

S59°59'29"E  
150.10'

POINT OF  
BEGINNING  
GRID COORDINATES  
N=10,110,704.47  
E=3,148,432.85  
IRON ROD FOUND WITH  
SURVCON CAP  
BEARS N30°00'31"E 0.55'

645.83'  
645.09'  
BAKER AIKLEN  
ASSOC. CEDAR  
PARK TEXAS  
CAP  
644.75'

L=40.29'  
R=25.00'  
 $\Delta=92^{\circ}20'18''$   
CB=S73°31'51"W  
CD=36.07'

LOT 1, BLOCK A  
JOURDAN CROSSING PHASE C  
SECTION 2  
VOL 96, PG. 230  
P.R.T.C.T.

MARIQUITA CASTRO SURVEY  
NO. 50, ABSTRACT 160

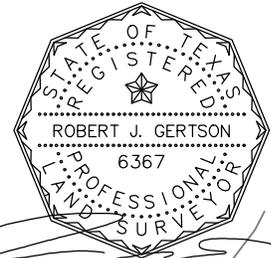
LUCAS MUNOS SURVEY NO.  
55, ABSTRACT 513

N26°51'48"E  
2000.00'  
4.645 ACRES TO BE VACATED  
S26°51'48"W  
1991.79'

TRACT 1  
CALLED 56.597 ACRES  
SPECIAL WARRANTY DEED  
DYNAMIC FINANCE CORPORATION CONVEYS  
TO  
SAMSUNG AUSTIN SEMICONDUCTOR LLC  
DOCUMENT NO. 2019138661  
O.P.R.T.C.T.

SAMSUNG BLVD.  
(100' R.O.W.)  
VOL. 96, PG. 230  
P.R.T.C.T.

AREA TO BE  
VACATED



11/13/20

665.28'  
N63°07'33"W  
100.00'  
664.41'

PIONEER CROSSING EAST  
SECTION ONE,  
SAMSUNG BLVD.  
(100' R.O.W.)  
DOCUMENT NO. 200200313  
O.P.R.T.C.T.

LEGEND

- IRON ROD FOUND WITH SURVCON CAP UNLESS OTHERWISE NOTED
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ▲ 60D NAIL FOUND
- △ CALCULATED POINT
- BOUNDARY LINE
- - - ADJOINER BOUNDARY LINES
- - - SURVEY LINES

4.645 ACRE  
OUT OF THE MARIQUITA CASTRO SURVEY NO. 50,  
ABSTRACT 160 AND THE LUCAS MUNOS SURVEY NO. 55,  
ABSTRACT 513  
CITY OF AUSTIN, TRAVIS COUNTY TEXAS

DATE: 11/13/20  
DRAWN: AY  
CHECKED: RG  
JOB NO.: 20003531

SHT.  
03  
OF  
03

**ATWELL**  
866.850.4200 www.atwell-group.com  
3815 S CAPITAL OF TEXAS HIGHWAY, SUITE 300  
AUSTIN, TX 78704  
512.904.0505

**DESCRIPTION FOR VACATION OF SAMSUNG BOULEVARD RIGHT-OF-WAY**

A 6.415 acre (279,445 square feet), tract of land, lying within the Lucas Munos Survey No. 55, Abstract No. 513, Travis County, Texas, and being a portion of the plat of Pioneer Crossing East Section One, Samsung Boulevard, a subdivision recorded in Document No. 200200313, Official Public Records of Travis County, Texas, and being all of Samsung Boulevard as dedicated by said subdivision, described as follows:

**BEGINNING** at an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 646.46 feet, for the southwest corner of a called 56.597 acre tract conveyed to Samsung Austin Semiconductor LLC in Document No. 2019138661, Official Public Records of Travis County, Texas, the northwest corner of a called 39.285 acre tract (Tract 3-1) as described in a Special Warranty Deed, dated July 02, 2013 to Dynamic Finance Corporation, recorded in Document No. 2013122753, of the Official Public Records of Travis County, Texas, and also being in the arc of a curve to the left on the eastern right-of-way line of Samsung Boulevard (100' wide right-of-way), as dedicated by said Pioneer Crossing East Section One "Samsung Boulevard", for the **POINT OF BEGINNING** of the herein described tract (Grid Coordinates: N=10,108,347.64, E=3,147,372.14);

**THENCE**, with the common boundary line of said 39.285 acre tract and said Pioneer Crossing East Samsung Boulevard, the following five (5) courses and distances;

1. Along said curve to the left, an arc distance of 117.54 feet, having a radius of 950.00 feet, a central angle of 07°05'20", and a chord which bears S08°41'54"E, a distance of 117.46 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 642.20 feet;
2. S12°19'49"E a distance of 364.29 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 631.76 feet, at a point of curvature to the right;
3. Along said curve to the right, an arc distance of 1441.66 feet, having a radius of 1550.00 feet, a central angle of 53°17'27", and a chord which bears S14°22'15"W, a distance of 1390.25 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 650.25 feet;
4. S40°52'33"W a distance of 265.40 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 653.28 feet, at a point of curvature to the left;
5. Along said curve to the left, an arc distance of 39.89 feet, having a radius of 25.00 feet, a central angle of 91°25'48", and a chord which bears S03°55'18"E, a distance of 35.79 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 653.56 feet;

**THENCE**, crossing said Pioneer Crossing East Section One, Samsung Boulevard, N49°00'35"W a distance of 150.20 feet to a capped iron rod with "SURVCON INC" found, having an NAVD 88 elevation of 655.75 feet, at a point of curvature to the left; for the westerly southeasterly corner of a called 27.802 acre tract (Tract 2) as described in a Special Warranty Deed, dated September 10, 2019 to Samsung Austin Semiconductor LLC., recorded in Document No. 2019138661, of the Official Public Records of Travis County, Texas and being on the proposed northerly right-of-way line of Braker Lane, same being the remainder of a called 479.683 acre tract (Tract 10) as described in a Correction General Warranty Deed, dated September 17, 1998 to Art Collection, Inc., recorded in Volume 13270, Page 1369, of the Real Property Records of Travis County, Texas;

**THENCE**, with the easterly line of said 27.802 acre tract and the westerly right-of-way line of Samsung Boulevard, the following five (5) courses and distances;

1. Along said curve to the left, an arc distance of 39.52 feet, having a radius of 25.00 feet, a central angle of 90°34'38", and a chord which bears N86°09'17"E, a distance of 35.53 feet to a iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 654.67 feet"
2. N40°55'28"E a distance of 265.82 feet to a 1/2-inch iron rod found, having an NAVD 88 elevation of 650.56 feet, at the point of curvature of a curve to the left;

EXHIBIT "A"

3. Along said curve to the left, an arc distance of 1348.41 feet, having a radius of 1450.00 feet, a central angle of  $53^{\circ}16'53''$ , and a chord which bears  $N14^{\circ}21'06''E$ , a distance of 1300.34 feet to a iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 631.00 feet;
4.  $N12^{\circ}18'59''W$  a distance of 364.31 feet to a iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 641.48 feet, at the point of curvature of a curve to the right;
5. Along said curve to the right, an arc distance of 717.79 feet, having a radius of 1050.00 feet, a central angle of  $39^{\circ}10'04''$ , and a chord which bears  $N07^{\circ}17'42''E$ , a distance of 703.89 feet to an iron rod with cap stamped "JACOBS" found for the north corner of said 27.802 acre tract and being on the eastern line of Lot 1, Block A of the Final Plat for Jourdan Crossing Phase C, Section 2, a subdivision recorded in Volume 96, Page 230, Plat Records of Travis County, Texas;

**THENCE**, with the easterly line of said Lot 1, Block A and said western right-of-way line of Samsung Boulevard,  $N26^{\circ}51'48''E$ , a distance of 61.33 feet to a 60d nail found, having an NAVD 88 elevation of 665.28 feet, for the northwestern corner of said Pioneer Crossing East Section One, Samsung Boulevard, also being the southwestern corner of said Samsung Boulevard as dedicated in Final Plat for Jourdan Crossing Phase C, Section 2;

**THENCE**, with the northly line of said Pioneer Crossing East Section One, Samsung Boulevard and a southerly line of said Jourdan Crossing Phase C, Section 2,  $S63^{\circ}07'33''E$ , a distance of 100.00 feet to an iron rod found, having an NAVD 88 elevation of 664.41 feet, for the northeastern corner of said Pioneer Crossing East Section One, Samsung Boulevard, being the southeastern corner of said Samsung Boulevard as dedicated in Final Plat for Jourdan Crossing Phase C, Section 2 and being on the western line of said 56.597 acre tract;

**THENCE**, with the westerly line of said 56.597 acre tract and the easterly right-of-way line of Samsung Boulevard, the following two (2) courses and distances;

1.  $S26^{\circ}51'48''W$  a distance of 61.31 feet to a 1/2-inch iron rod found, having an NAVD 88 elevation of 663.70 feet, at the point of curvature of a curve to the left;
2. Along said curve to the left, an arc distance of 531.59 feet, having a radius of 950.00 feet, a central angle of  $32^{\circ}03'38''$ , and a chord which bears  $S10^{\circ}50'20''W$ , a distance of 524.68 feet to the POINT OF BEGINNING;

Containing 6.415 acre (279,445 square feet), more or less.

Bearings are based on the Texas State Plane Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83), 2011 Adjustment. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a combined adjustment factor of 1.00010 exactly.

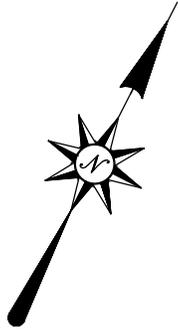
I hereby certify that this boundary description represents the results of a survey made on the ground October 20 of 2020. This description is accompanied by a separate plat of even date.

Robert J. Gertson, RPLS  
Texas Registration No. 6367  
Atwell, LLC  
3815 Capital of Texas Highway, Suite 300  
Austin, Texas 78704  
Ph. 512-904-0505  
TBPLS Firm No. 10193726



11/13/20

FIELD NOTES REVIEWED  
BY:  DATE: 12/16/20  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT



SCALE: 1" = 300'

CALLLED 120.00 ACRES  
SPECIAL WARRANTY DEED  
JOHN D BYRAM, WILLIAM F. BORROW JR PETER A.  
LAMY, MARY L. REED AND SAGE LAND COMPANY INC.  
CONVEYS TO  
SAMSUNG AUSTIN SEMICONDUCTOR LLC  
DOCUMENT NO. 2000106442  
O.P.R.T.C.T.

LUCAS MUNOS SURVEY NO. 55,  
ABSTRACT 513

TRACT 2  
CYALLED 27.802 ACRES  
SPECIAL WARRANTY DEED  
DYNAMIC FINANCE CORPORATION  
CONVEYS TO  
SAMSUNG AUSTIN  
SEMICONDUCTOR LLC  
DOCUMENT NO. 2019138661  
O.P.R.T.C.T.

REMAINDER OF  
TRACT 10  
479.683 ACRES  
CORRECTION GENERAL WARRANTY  
DEED  
EDINA PARK PLAZA ASSOCIATES  
LIMITED PARTNERSHIP CONVEYS  
TO  
ART COLLECTION, INC  
VOL.13270, PG.1369

TRACT 3-1  
39.285 ACRES  
SUBSTITUTE TRUSTEE'S DEED  
AND BILL OF SALE  
ART COLLECTION, INC. TO  
DYNAMIC FINANCE CORPORATION,  
DOCUMENT NO. 2013122753  
O.P.R.T.C.T.

PIONEER CROSSING EAST  
SECTION ONE  
SAMSUNG BLVD.  
(100' R.O.W.)  
DOCUMENT NO. 200200313  
O.P.R.T.C.T.

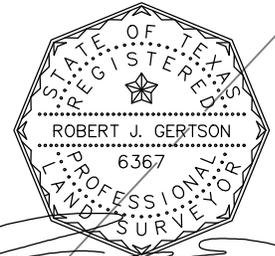
SAMSUNG BLVD.  
(100' R.O.W.)  
VOL. 96, PG. 230  
P.R.T.C.T.

LOT 1, BLOCK A  
JOURDAN CROSSING PHASE C  
SECTION 2  
VOL 96, PG. 230  
P.R.T.C.T.

CALLLED 56.597  
ACRES  
SPECIAL WARRANTY  
DEED  
DYNAMIC FINANCE  
CORPORATION  
CONVEYS TO  
SAMSUNG AUSTIN  
SEMICONDUCTOR LLC  
DOCUMENT NO.  
2019138661  
O.P.R.T.C.T.

POINT OF  
BEGINNING  
GRID COORDINATES  
N=10,108,347.64,  
E=3,147,372.14

AREA TO BE  
VACATED



11/13/20

**LEGEND**

- IRON ROD FOUND WITH SURVCON CAP UNLESS OTHERWISE NOTED
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ▲ 60D NAIL FOUND

- BOUNDARY LINE
- - - ADJOINER BOUNDARY LINES
- - - SURVEY LINES

6.415 ACRE  
OUT OF THE LUCAS MUNOS SURVEY NO. 55,  
ABSTRACT 513  
CITY OF AUSTIN, TRAVIS COUNTY TEXAS

DATE:	11/13/20
DRAWN:	AY
CHECKED:	RG
JOB NO.:	20003531

SHT.  
03  
OF  
04



**ATWELL**

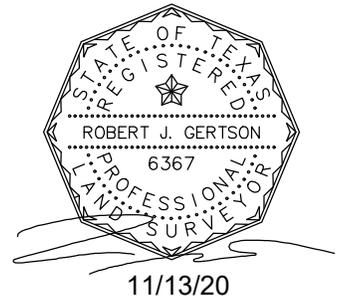
866.850.4200 www.atwell-group.com  
3815 S CAPITAL OF TEXAS HIGHWAY, SUITE 300  
AUSTIN, TX 78704  
512.904.0505

## LINE DATA TABLE

LINE #	DIRECTION	LENGTH
L1	S12°19'49"E	364.29'
L2	S40°52'33"W	265.40'
L3	N49°00'35"W	150.20'
L4	N40°55'28"E	265.82'
L5	N12°18'59"W	364.31'
L6	N26°51'48"E	61.33'
L7	S63°07'33"E	50.00'
L8	S26°51'48"W	61.31'

## CURVE DATA TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	7°05'20"	950.00'	117.54'	S8°41'54"E	117.46'
C2	53°17'27"	1550.00'	1441.66'	S14°22'15"W	1390.25'
C3	91°25'48"	25.00'	39.89'	S3°55'18"E	35.79'
C4	90°34'38"	25.00'	39.52'	N86°09'17"E	35.53'
C5	53°16'53"	1450.00'	1348.41'	N14°21'06"E	1300.34'
C6	39°10'04"	1050.00'	717.79'	N7°17'42"E	703.89'
C7	32°03'38"	950.00'	531.59'	S10°50'20"W	524.68'



6.415 ACRE  
OUT OF THE LUCAS MUNOS SURVEY NO. 55,  
ABSTRACT 513  
CITY OF AUSTIN, TRAVIS COUNTY TEXAS

DATE:	11/13/20
DRAWN:	AY
CHECKED:	RG
JOB NO.:	20003531

SHT.  
04  
OF  
04



**ATWELL**

866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
3815 S CAPITAL OF TEXAS HIGHWAY, SUITE 300  
AUSTIN, TX 78704  
512.904.0505